075.0	0003	0010.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	852,200 /	852,200
					USE VALUE:	852,200 /	852,200
					ASSESSED:	852,200 /	852,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		MYSTIC VIEW TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YAROW JUDITH/MUCCIO SALVATORE
Owner 2:	TRS/ JUDITH YARROW TRUST
Owner 3:	
Street 1:	15 MYSTIC VIEW TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	YAROW JUDITH -
Owner 2:	-
Street 1:	15 MYSTIC VIEW TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,115 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Wood Shingle Exterior and 1940 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9115.000	391,100		461,100	852,200
Total Card	0.209	391,100		461,100	852,200
Total Parcel	0.209	391,100		461,100	852,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.28 | /Parcel: 439.2

Legal Description

User Acct

47522

GIS Ref

GIS Ref

Insp Date

10/26/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 075.0-0003-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	390,900	0	9,115.	461,100	852,000	852,000	Year End Roll	12/18/2019
2019	101	FV	320,200	0	9,115.	461,100	781,300	781,300	Year End Roll	1/3/2019
2018	101	FV	320,200	0	9,115.	395,300	715,500	715,500	Year End Roll	12/20/2017
2017	101	FV	320,200	0	9,115.	368,900	689,100	689,100	Year End Roll	1/3/2017
2016	101	FV	320,200	0	9,115.	316,200	636,400	636,400	Year End	1/4/2016
2015	101	FV	297,100	0	9,115.	283,300	580,400	580,400	Year End Roll	12/11/2014
2014	101	FV	293,300	0	9,115.	262,200	555,500	555,500	Year End Roll	12/16/2013
2013	101	FV	293,300	0	9,115.	250,000	543,300	543,300		12/13/2012

!6277!

PRINT

Date	Time
12/10/20	21:04:22

LAST REV

Date	Time
04/30/19	14:05:08

apro

6277

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YAROW JUDITH	53286-449		7/29/2009	Family	99	No	No		
SUN LIHONG	47313-228		4/21/2006	Change>Sale	515,000	No	No		
GIBSON SASA	31467-357		6/1/2000		363,000	No	No		
GIBSON SASA	30320-64		6/21/1999	Family	1	No	No		
DEGNEN CHRISTOP	23490-517		8/2/1993		180,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/20/2014	475	Redo Bat	16,431					
9/16/2011	1136	Redo Kit	38,684					
8/1/2006	640	Redo Bat	78,000			G8	GR FY08	REDO KIT CONSTR FO
9/6/2004	937	Wood Dec	29,030					16X21DECK&12X10PAT
3/25/1994	74		40,000					ADD 2 DORMERS

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	BS	Barbara S
6/18/2014	Info Fm Prmt	PC	PHIL C
5/3/2012	Info Fm Prmt	BR	B Rossignol
6/17/2009	Measured	189	PATRIOT
10/2/2006	Permit Visit	BR	B Rossignol
8/18/2006	MLS	HC	Helen Chinal
9/18/2000	MLS	MM	Mary M
11/20/1999	Missed Appt.	263	PATRIOT
10/15/1999	Measured	267	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	47522
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9115		Sq. Ft.	Site		0	70.	0.72	4			Access	-5					461,145						461,100	

Total AC/HA:	0.20925	Total SF/SM:	9115	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	461,145	Spl Credit		Total:	461,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Excellent
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.00749993
Adj $ / SQ:	142.813
Other Features:	103500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409907
Depreciation:	18856
Depreciated Total:	391052

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

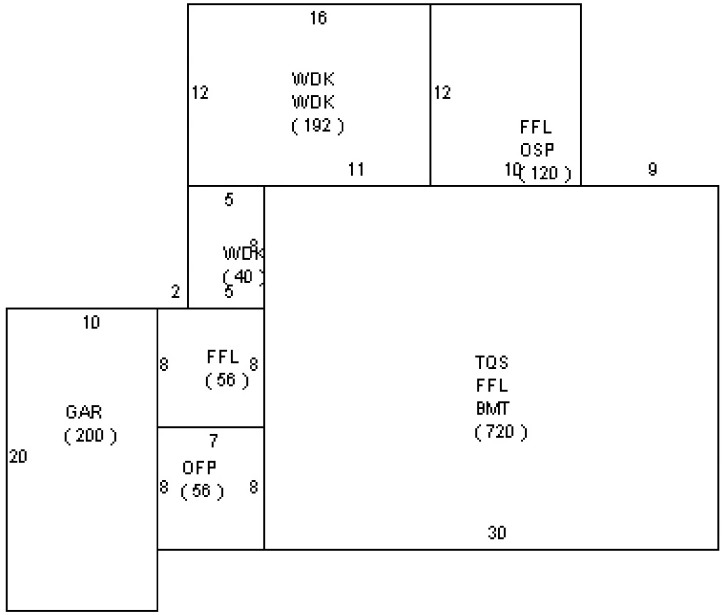
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	157.09
Special Features:	0	Val/Su Net:	132.31
Final Total:	391100	Val/Su SzAd	272.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	896	142.810	127,961
BMT	Basement	720	67.290	48,446
TQS	3/4 Story	540	142.810	77,119
WDK	Deck	424	8.420	3,571
GAR	Garage	200	27.710	5,541
OSP	Screen Porch	120	33.520	4,023
OFP	Open Porch	56	44.330	2,482
	Net Sketched Area:	2,956	Total:	269,143
Size Ad	1436	Gross Are	3136	FinArea 1940

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 075.0-0003-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	9X12	F	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	